



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff MEMO – AMATEUR RADIO TOWER**  
 Huntington Building - 900 W. Monroe  
*For Consideration by the Commission on January 11, 2011*

**REQUEST:** To consider approval of an 80ft. amateur radio tower on an R-1 Single Family Residential property.

**PURPOSE:** A request to consider approval by the Metropolitan Area Planning Commission as recommend by the Board of Zoning Adjustments.

**APPLICANT/  
OWNER:** (Rick) Lavell L. Hendrix, Jr., 3207 Brentway Lane, Jonesboro, AR 72404

**LOCATION:** 3207 Brentway Lane, Jonesboro, AR; Brentwood Add. Subdivision Lot 11B.

**SITE DESCRIPTION:** Tract Size: Approx. 13,000 sq. ft. area lot.  
 Frontage: Approx. 100 ft. on Brentway Lane; 130 ft. on Greenmeadow Lane.  
 Topography: Predominantly Flat  
 Existing Developmt.: Residential Home (Brentwood Add. Subdivision)

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Single Family Residential
South:	R-1	Single Family Residential
East:	R-1	Single Family Residential
West:	R-1	Single Family Residential/Vacant

**HISTORY:** None.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

On December 21, 2010, the Jonesboro Board of Zoning Adjustments considered a request for a variance hearing to grant approval to replace an existing amateur radio tower with an 80ft. radio tower. Because the appeals process requires notification to abutting property owners only, the Board felt that this matter exceeded the scope of the Board’s function and should be brought before the MAPC, and a wider adjourning list of owners needed to be notified.

Staff has notified the properties owners within 200 ft. and has also publicized notice in the local newspaper so that any interested parties would be granted opportunity to appear before the commission.

Staff construes this request to be outside of the scope of wireless communication towers given the definitions provided below from the Jonesboro Code of Ordinances.

**Sec. 117-226. Residential Uses.**

Residential accessory uses shall include, the following accessory uses, activities, facilities and structures: accessory dwelling units subject to limitations outlined in subsection (1) of this section; fences and walls, garages, carports and off-street parking and loading areas, gardens, gates and guard houses, home occupations subject to limitations and requirements of subsection (2) of this section, playhouses, patios, cabanas, porches, gazebos and household storage buildings; radio and television receiving antennas, recreational and play facilities for residents, storm and fallout shelters and other necessary and customary uses determined to be appropriate, incidental and subordinate to the principal use on the lot.

**Chapter 117: Zoning: Section 117-260 Wireless communication facility standards, (g) Amateur radio exclusion.** This section shall not govern the installation of any amateur radio wireless facility that is owned and operated by a FCC licensed amateur radio station operator.

**Conclusion:**

Staff has reviewed the proposal and finds no issue with approval by the MAPC. The owner has demonstrated due diligence in submitting all required applications and details for the tower replacement. There are no recorded complaints from the existing 40 ft. tower on the residential property to date. Approval is recommended by MAPC with the following conditions:

1. *Airport proximity.* This amateur radio facility, if located in airport approach zones governed by the FAA shall comply with the provisions of all applicable local, state and Federal Airport Regulations.
2. The owner/applicant shall maintain Amateur Radio Class Licensing with the FCC at all times.
3. The owner/applicant shall obtain a building permit through the Jonesboro Planning & Inspections Departments.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

## SITE PHOTOGRAPHS



*View looking west of the site (from Greenmeadow Ln).*



*View looking south along Brentway Ln.*



*View looking north on Brentway Ln.*



*View looking north of the subdivision of a commercial tower.*



*View of the rear yard and existing 40' radio communications tower.*



*View Looking Southwest toward subject property.*